

NOTICE OF APPLICATION & NOTICE OF PUBLIC HEARING

The City of Liberty Lake Planning & Community Development Dept. (Review Authority) has published this Notice to provide the opportunity to comment and/or provide testimony on the described proposal. The Notice of Application comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority and all written comments received prior to the scheduled public hearing, will be added to the record and considered prior to making a decision on this application. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at the Planning & Community Development Dept. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: CU-07-0001 **Zoning:** M-3

Proposal: Liberty Lake Liquor & Wine Conditional Use Permit

Proposal Description: A conditional use permit application for a vacant unit proposed to be a liquor store selling liquor, wine, ice, mixers, soda, gift sets, health aids, party supplies, nuts, and misc. items related to liquor and wine, as required under City Development Code Section 10-2G-4(C)(3)

Site Address: 1326 N. Liberty Lake Rd., Liberty Lake, WA 99019

General Location: E. of Liberty Lake Rd., N. of Country Vista, S. of Appleway Ave. (within existing commercial mall)

Owner: Wandermere Investments, LLC (Richard Vandervert) **Phone:** 509-467-6654

Contact: Cal & Jenell Farrer **Phone:** 509-924-1588

Application Date: 10/12/07 **Determination of Completeness Issued:** 10/15/07

Notice of Application Issued: 10/17/07 **Notice of Application Comment Deadline:** 4pm, 10/31/07

Public Hearing Date: Wednesday, November 7, 2007 **Public Hearing Time:** 3:00 p.m.

Public Hearing Location: Liberty Lake City Hall Council Chambers - 22710 E. Country Vista, Liberty Lake

City of Liberty Lake Permits Included in Application: Conditional Use Permit Application, City Building Permit may need to be issued prior to beginning tenant improvement.

Other Permits: Liberty Lake Sewer District approval may need to be issued prior to tenant improvement construction.

Required & Existing Studies: SEPA review is not required for a conditional use permit request.

Environmental Review: This project does not require environmental review. A conditional use permit request is exempt from SEPA requirements under City Development Code Article 10-6A, Environmental Ordinance.

Development Regulations: City of Liberty Lake Development & Building Codes are the primary City regulations applicable to the site.

Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be generally consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

This notice has been provided to advise agencies, property owners, neighborhoods, and the public in general that a Notice of Application comment period is available and that a proposal requiring a public hearing has been scheduled for an "open record" hearing where individuals and agencies can provide testimony. **This hearing held before the Hearing Examiner will be the last opportunity to testify or submit written comments that will be added to the record about the project prior to a decision being rendered.** The Hearing Examiner may continue any hearing, and no additional notice of hearing shall be required if the matter is continued to a specified place, date, and time.

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project. All written comments received during the Notice of Application Comment period and prior to the scheduled public hearing, will be added to the record and considered prior to making a decision on this application.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amanda Tainio, Senior Planner



Planning & Community Development Department
22710 E. Country Vista Blvd., Liberty Lake, WA 99019
Phone: (509) 755-6707, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: October 17, 2007

Signature: Amanda Tainio